

PALM VALLEY CORNERSTONE



City of Goodyear • Economic Development Department • 190 N Litchfield Road • Goodyear, AZ 85338 • 623/932-3025 • www.goodyearaz.gov • revised 03/04



SITE NAME	Palm Valley Cornerstone
LOCATION	Dysart & McDowell
SIZE	80 acres
LAND USE	Commercial
TOTAL RETAIL SPACE	600,000
AVAILABLE PADs	several 6-12k sf
PARKING RATIO	1/300 sf
EXISTING TENANTS	Lowe's, Wingate Inn, Mimi's Café, Chick Fil-A, Panda Express Coming 2004: Sportsman's Warehouse, Stonecreek Furniture Factory
LEASE RATES	\$20-\$25/sf
TRAFFIC COUNTS	61,000 I-10 combined 6,000 Eastbound McDowell 16,000 Northbound Dysart
ADJACENT RESIDENTIAL	Palm Valley: 2622 Homes 21,450 Build Out
DEVELOPER	SunCor
LEASING CONTACT	Bob Pearlstein, CB Richard Ellis 602-735-1762



Goodyear City Limits

30,290	Population (MAG, July 2003)
175.4	Population Density
36.3	Median Age
14,533	Total Households
\$75,059	Average Household Income
\$60,759	Median Household Income

1-Mile Trade Area (from Site)

7,361	Population
2074.8	Population Density
29.6	Median Age
2,430	Total Households
\$58,808	Average Household Income
\$51,935	Median Household Income

3-Mile Trade Area (from Site)

42,580	Population
1505.8	Population Density
31.2	Median Age
13,795	Total Households
\$66,062	Average Household Income
\$56,398	Median Household Income

5-Mile Trade Area (from Site)

79,981	Population
1014.4	Population Density
31.3	Median Age
25,698	Total Households
\$64,620	Average Household Income
\$54,686	Median Household Income

10-Mile Trade Area (from Site)

371,238	Population
1177.8	Population Density
30.8	Median Age
116,357	Total Households
\$50,771	Average Household Income
\$44,729	Median Household Income



Note: The information contained herein is from a source deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. All information is subject to change prior to sale or complete withdrawal.